

36-514 R-1, Single-Family Dwelling District

(a) *Uses permitted.* Property and buildings in an R-1, Single-Family Dwelling District shall be used only for the following purposes:

- (1) Detached one-family dwelling.
- (2) Family day care home.
- (3) General purpose farm or garden.
- (4) Home occupation.
- (5) Municipal recreation or water supply.
- (6) Accessory buildings.
- (7) One accessory dwelling unit with a total area of no more than six hundred fifty square feet (650 SF) ("ADU"), except that this use shall not be adopted by reference into the uses allowed in R-2 ("Two-Family Dwelling District"), RM-2 ("Low-Density Apartment District"), and R-3 ("Multifamily Dwelling District").
- (8) Commercial parking only on days when the University of Oklahoma football team plays at home, subject to the following restrictions and conditions:
 - a. On all sides of the parking area abutting other property a barrier shall be erected so as to prevent vehicles from damaging fences, trees, shrubs or other improvements on the adjoining property, such barrier to be at least two feet within the property line of the property used for parking. All vehicles shall be parked within the property line of such property.
 - b. An attendant over 18 years of age shall be on duty at all times when vehicles are parked on the property.
 - c. All papers, containers and other trash shall be removed from the premises immediately after the vehicles have been removed.
 - d. No vehicle shall ever be parked between the property line and any adjoining street.
 - e. Unless a driveway is provided, a wooden or metal incline shall be placed in the gutter next to the curb on any street where there is a concrete curb, and the same shall be removed immediately after the last parked vehicle has departed. Such incline shall not exceed 25 feet in length or 12 inches in width.
 - f. Any violation of the foregoing restrictions, whether by the owner of the property, driver of a vehicle, or other person, shall constitute an offense, and in addition to the other penalties provided by law, the owner or operator of such property so used for parking, upon conviction of such offense, shall not use said property for such purpose for the remainder of the year during which such violation occurs.

(9) Model home, subject to an annual permit, as defined in NCC 36-101, for no more than four years.

(10) Short-term rentals.

(b) *Special use.* The following uses may be permitted, after review, in accordance with provisions contained in NCC 36-560:

- (1) Municipal use, public building and public utility.

- (2) Public or private golf courses including any country clubs, club houses, or any accessory commercial enterprises.
- (3) Church, temple or other place of worship.
- (4) School offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.
- (5) Type I bed and breakfast establishment.
- (6) Model home accessory parking lot, with the following conditions:
 - a. The parking lot must be adjacent to a permitted model home. The parking lot must be completely removed when the model home reverts to residential use.
 - b. The lot must be designed and built to City standards, including surface material and drainage approved by the City Engineer, and striped or curbed (or bumper blocks installed) to safely allow its use.
 - c. The rear and side abutting other residences should be screened with a six-foot opaque fence, which may not extend beyond the front of the model home.
 - d. Sidewalks must be installed across both the model home and the parking lot.
 - e. A ten-foot landscape strip must be installed between the public sidewalk and parking area, and a five-foot strip along the side and rear of the lot. The lot should be landscaped with trees and shrubs.
 - f. No lighting is allowed other than low-voltage landscape fixtures.

(c) *Area regulations.*

- (1) *Front yard.* All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:
 - a. The minimum depth of the front yard shall be 25 feet.
 - b. When a lot has double frontage, the front yard requirements shall be provided on both streets, unless a limits of no access has been established across the rear of the lot.
- (2) *Side yard.*
 - a. Except as hereinafter provided in NCC 36-515 and 36-544, there shall be a side yard on each side of a principal building which shall have a width of not less than five feet; unattached, one-story buildings of accessory use, including ADUs, shall be set back five feet from any side lot line; provided, however, that accessory buildings shall not be required to set back more than three feet from the interior side lot line when all parts of said building are located not more than 50 feet from the rear property line or rear utility easement line.
 - b. On any corner lot a main building shall set back from the right-of-way line of the intersecting street a distance of 15 feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case. Accessory buildings, including ADUs, shall be set back from the right-of-way line of the intersecting street ten feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case.
 - c. In no case shall a garage which faces a street be located closer than 20 feet to that street property line.

- (3) *Rear yard.* There shall be a rear yard having a depth of not less than 20 feet or 20 percent of the depth of the lot, whichever amount is smaller; unattached one-story buildings of accessory use, including ADUs, shall set back one foot from the utility easement or alley line.
- (4) *Lot width.* There shall be a minimum lot width of 50 feet at the building line, and such lot shall abut on a street for a distance of not less than 35 feet.
- (5) *Intensity of use.* There shall be a lot area of not less than 6,000 square feet, except that where a lot has less area than herein required, either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605 and all the boundary lines of that lot touch lands under other ownership that lot may be used for any of the uses permitted by this section.
- (6) *Impervious area.* The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, including other impervious surfaces, shall not cover more than 50 percent of the required 25-foot front yard, and comply with NCC 36-550(a) (3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:
 - a. The driveway is needed to access a garage for three or more cars;
 - b. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
 - c. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.
- (7) *Limit on buildings.* Not more than one principal dwelling and one ADU shall be constructed on any one lot.

(d) *Height regulations.*

- (1) Except, as provided in NCC 36-546, no building shall exceed two stories in height. A three-story building may be constructed if the side yards are increased an additional five feet.
- (2) Any accessory building, including an ADU, shall not exceed a wall height of ten feet unless the required side and rear yard setbacks are increased by one foot for each additional foot of wall height above ten feet; provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

(Ord. No. O-7778-22, 11-1-1977; Ord. No. O-7778-60, 5-2-1978; Ord. No. O-7778-68, 10-3-1978; Ord. No. O-7980-27, 2-5-1980; Ord. No. O-8485-91, 7-9-1985; Ord. No. O-8990-42, 7-24-1990; Ord. No. O-9091-40, 7-23-1991; Ord. No. O-9293-38, 8-24-1993; Ord. No. O-9596-19, 12-12-1995; Ord. No. O-9697-7, 8-27-1996; Ord. No. O-9900-21, 1-11-2000; Ord. No. O-0102-27, 3-26-2002; Ord. No. O-0708-36, 4-22-2008)

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